

150.0

0001

0008.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

320,500 /

320,500

320,500 /

320,500

320,500 /

320,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Owner 1:	SONALKAR PRANAY R & LAUREN O	Unit #:	54
Owner 2:			
Owner 3:			

Street 1: 54 FOUNTAIN ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	COOLEY LORRAINE -
Owner 2:	-

Street 1: 52-54 FOUNTAIN ROAD #54

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02476		Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1917, having primarily Aluminum Exterior and 750 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7089																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	317,200	3,300		320,500		195126
							GIS Ref
							GIS Ref
							Insp Date
							09/19/18

PREVIOUS ASSESSMENT

Parcel ID 150.0-0001-0008.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	312,700	3300	.		316,000	316,000	Year End Roll	12/18/2019
2019	102	FV	333,300	3300	.		336,600	336,600	Year End Roll	1/3/2019
2018	102	FV	295,600	3300	.		298,900	298,900	Year End Roll	12/20/2017
2017	102	FV	270,000	3300	.		273,300	273,300	Year End Roll	1/3/2017
2016	102	FV	270,000	3300	.		273,300	273,300	Year End	1/4/2016
2015	102	FV	250,100	3300	.		253,400	253,400	Year End Roll	12/11/2014
2014	102	FV	239,000	3300	.		242,300	242,300	Year End Roll	12/16/2013
2013	102	FV	239,000	3300	.		242,300	242,300		12/13/2012

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COOLEY LORRAINE	75285-30	2	8/3/2020		375,000	No	No		
MC LAUGHLIN MAR	31662-36		7/31/2000		216,000	No	No		
SMITH AIDAN	28604-231		5/21/1998		165,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/16/2008	471	Manual	2,900					rebuild front stai

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
9/19/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



